

PLAN REVIEW COMMITTEE MEETING

MINUTES

October 22, 2014

14-057 31-33 Ocean Boulevard

Map: 296, Lots: 20, 32 & 33

Applicant: Steve Pascoe, AAA General Contracting, Inc.

Owner of Record: NTC Real Estate Development, LLC, Keith Crowley

Site Plan: Remove existing seven cottages & construct a four-story building (12 Units) with associated parking and upgraded utilities

PRESENT: Jason Bachand, Town Planner
Chris Jacobs, DPW
Jodie Strickland, CMA Engineers
Deputy Richard Sawyer (Police)
Rayann Dionne, Conservation Coordinator
Serge Laprise, Unutil
Carl McMorran, Aquarion
Kevin Schultz, Building Inspector
Laurie Olivier, Planning Coordinator

Absent: Scott Steele, Fire Prevention

Meeting Began at 2:00 p.m.

Steve Pascoe and Keith Crowley appeared with Joe Coronati of Jones & Beach. This property is the old Harris Real Estate building which has been torn down. There are seven little cottages off the road. The area is equivalent to three lots--150' x 100' and is around the corner from P Street and Ocean Blvd. There used to be five apartments in the real estate office. There is a lot of parking around the site. They are proposing a building on the site and removing everything there. It was denied through Zoning, then appealed; it went to Court and now they are starting with planning.

The 12 units are set up (Townhouse style).

Parking in the rear – cars will park halfway under. There will be two sets of stairs. It will be 12, two-bedroom units. Utilities come off of P Street and come into the parking lot. There is sewer, water, gas and electric. A three-phase transformer space is indicated on the plan if it is needed.

Handling stormwater for site was discussed. They deepened stone for the site. It is under EcoPavers. They did a test pit, but it was after the plans. **They have the results and they will provide them to us.**

They are proposing to reconstruct a sidewalk on P Street. Joe Coronati wants to know how to handle the front of the site. Joe C. wants to know if they want landscaped area and the State needs involvement in this also.

The green areas on the plan note open space; they are proposing river stone.

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Jason Bachand stated Scott Steele, Fire Prevention, appeared and dropped off comments. He read them aloud. They are non-compliant as of now per Fire. These will be forwarded to Joe C. as well.

Jason B. also discussed snow storage. It was not shown on the plan. **Joe Coronati will add those areas.** The areas are small and tough to show. It will be trucked off if need be.

Jason B. asked about roof drains and where water is being directed. It is being drained toward EcoPavers per Joe C.

Rayann D. asked if drains are outletting somewhere. Jodie Strickland said water is dripping off the edge; four stories up. Joe C. stated "yes". There are no gutters. Joe C. said it's like 375 Ocean Blvd. It's similar to this building architecturally.

Jason B. noted that EcoPavers are being used to meet coverage for pervious/impervious areas.

Rayann D. said with drainage, water comes off the roof, hits the asphalt and then it's pitched to go into the drains. Rayann noted Lot 20 being on as part of the plan. It should be just Lots 32 and 33. They are listed as 32-1 and 33-1 on the Assessing. Lot 20 should not show up on application. **Joe C. will fix this.**

Rayann asked about 33 Ocean Blvd. It was condo'd. It is owned by one person. She asked if the condominium is going to be dissolved. Keith Crowley said once the owner changes, the records will change.

The existing site has 41 percent sealed surface. Rayann said it would be great to see more impervious surfaces or green space if possible.

Rayann noted with regard to snow storage, there are not many areas shown. Rayann said if they are proposing to truck snow off site, it's challenging to "police" where snow goes. A contract should be included with a plow company noting where snow will be trucked off. Rayann wants this included in O&M's. Deputy Sawyer said it may be easier to just have the Association note the location of where the snow will be dumped. Mr. Sawyer asked what if the Association wants to do it themselves. A snow dump location could be noted. **Rayann thinks a snow dump location would be a good idea.**

Rayann discussed the roof plan on C3 (removal)?

Rayann looked for flood plain. .2 percent annual chance – back of 31 Ocean Boulevard; she asked if elevation requirements should be noted and it was stated 'no'.

Rayann said there was enough separation from ground water. Rayann asked what the depth was – Joe thinks 70'.

Jodie Strickland said AAA General Contracting of Hampstead is noted on application. And Kelly Properties? She asked which is correct? On the architectural drawings it says Kelly Drawings. Warren Kelly bailed on it. **Joe will fix this.**

Jodie S. asked about variances granted by the Zoning Board. **She wants to see the new values for the dimensions on the plans.** They want to see new approved zoning heights granted.

Parking spaces; there is the minimum number required. One extra space for every 8 units. There are 12 units. It may be good to have two extra spaces. Handicap space is at 25 spaces or less; one handicap. 25-60 is two spaces. **(Note, incorrect)**

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Detail needs to be modified. It shows two handicap spaces.

Demolition plan needs additional information.

Jodie discussed water and gas. She asked if existing was going to be used. No. They need to be demo'd as well. Joe C is not sure where lines are right now. Joe C. said they need a sprinkler.

Jodie asked about a boring (?) location; she wants those locations identified on the plan.

Jodie asked about the inlet and asked where the pipe is coming from. CB1093. Joe said they were talking about a StormTech System. There is no inlet into that catch basin.

Aquarion needs to approve service and details.

Joe C. said there were four stubs that got installed.

Lighting was discussed by Jodie and locations need to be clarified. Lighting plan does not show poles. On the overhang, there will be down lighting/recessed. Building mounted lights will be on the building.

Paver infiltration was asked by Jodie regarding pavers. Joe C. will provide the number. Bedding materials under pavers was discussed. Jodie Strickland wants those numbers on plans in the future. Joe will find out.

Jodie asked about drainage – there is a 40 percent void ratio for a while. It jumps from 40 percent to 100 percent.

Rayann asked about ponding. She asked them to go deeper in the stone. Jodie thinks they were ponding. Joe C said they want no ponding. **He will check on that.** It was noted that this happened at the 25 year storm.

Jodie asked about loam areas out front; they might be stone. They will have infiltrative capacity. The green area is loam. Jodie asked him to follow up on drainage issues.

Chris Jacobs asked about riverstone along the front. He is concerned about it ending up on the sidewalk. He gets called to sweep it up; push it, etc.

Along the Ocean Blvd front-simpler the better. Spending Town funds for State property is tough.

Chris talked about tregde and driveway permits will be needed. He is happy there are not many curbcuts; they need to deal with State for the sewer line.

C4-Note 34—**change it from Town water to Aquarion water.**

Sewer: He asked about 3,000 gallons a day—State and Sewer connection permit. Joe C. thinks it's 5,000. That will be checked out. That connection permit is required before construction.

Kevin S. said the trench permit is from the Town for P Street work and also one from the State for the Ocean Boulevard side will be needed. Water and Fire service is coming off of P Street.

Sewer connection is on P Street. That will have to be part of the demolition permit. Sewer lines in the back of the building were discussed; it should be test pitted.

O&M should be revised for catch basins, etc.; one annual sweeping is noted now; Chris J wants two.

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Chris J wants to see sweeping reminder plan added to site plan. He wants to see the Handicap parking sign also.

It was asked where trash will go. There are three little storage rooms. Those may be used for trash and it will be privately hauled away. These will not be rentals. Chris J. said he will get back to them on that. Chris discussed trash in a storage room.

Rayann asked about having 12 trash cans. The area has to be accessible by truck. They can't be put bins on the sidewalk.

Deputy Sawyer discussed curbs. He discussed the sidewalk – it will be curbed. The curbed sidewalks is great – helps with pedestrian safety. Easterly edge of sidewalk to travel distance to sidewalk was asked about. It's almost 12'. They can pull out of driveway portion onto the Boulevard.

Deputy Sawyer asked about what type of fence will be placed. They are doing a black, rod iron fence. Very low fence. It will be 36”.

Deputy Sawyer discussed DOT-no parking on Ocean Blvd. No parking along Ocean Boulevard requested by Town – it needs to be worked through.

Deputy Sawyer asked about access to the parking area; it's only off of P Street. P Street is a down street. People come out and take a left onto Ocean Blvd. Deputy Sawyer wants a sign noting they cannot take a left onto Ocean Blvd. **Joe C. agreed to put the sign in.**

Kevin S. wants to know distance from front of sidewalk curbing to fog line. Deliveries will still occur on the Ocean Blvd. Deputy Sawyer needs to see where people can park; it's the South side. Adding a loading zone was discussed.

Moving sidewalk further from the building was discussed by Joe C. Kevin S said to keep it to 10'.

Kevin S. said they are not obligated to do anything to the sidewalk. Kevin said that would look nice.

Kevin asked if they are JS Duggar (that is the architect). No, the Architect company was not there. They are the real designer. Kevin said height and area limitations in building code north end of building; they are 4 ½ feet from property line. He told applicants to be careful for type of construction. As soon as they are 10' from the property line/building, Codes change rapidly. There may be concrete, steel and no windows. Kevin told Joe C. that the Town goes by the property line; not by the setback. Kevin said when they are less than 10' from the property line; types of construction, grading, etc comes into play; openings, etc. Kevin needs to see everything on finalized plans—what is built to match what is approved.

Kevin said mylars and docs have to be recorded before construction starts.

Carl McMorran was present. Mike Bernier should have received the plans (pdf) and application & Serge Laprise. **Unitil and Water want full sized plans in the future.**

Meeting Ended: 3:20 p.m.